

INDUSTRIAL & RETAIL  
**LEASE**



## **CEDAR PLAZA, Building D**

**3640 S Cedar Street / 3635 S Lawrence Street, Tacoma, WA 98409**

**Jack Rosen**

425.289.2221

jack@rosenharbottle.com

425.454.3030  
rosenharbottle.com

PO Box 5003  
Bellevue, WA 98009 - 5003



# INDUSTRIAL & RETAIL SPACES NEAR TACOMA MALL

1,200 SF - 3,667 SF Available

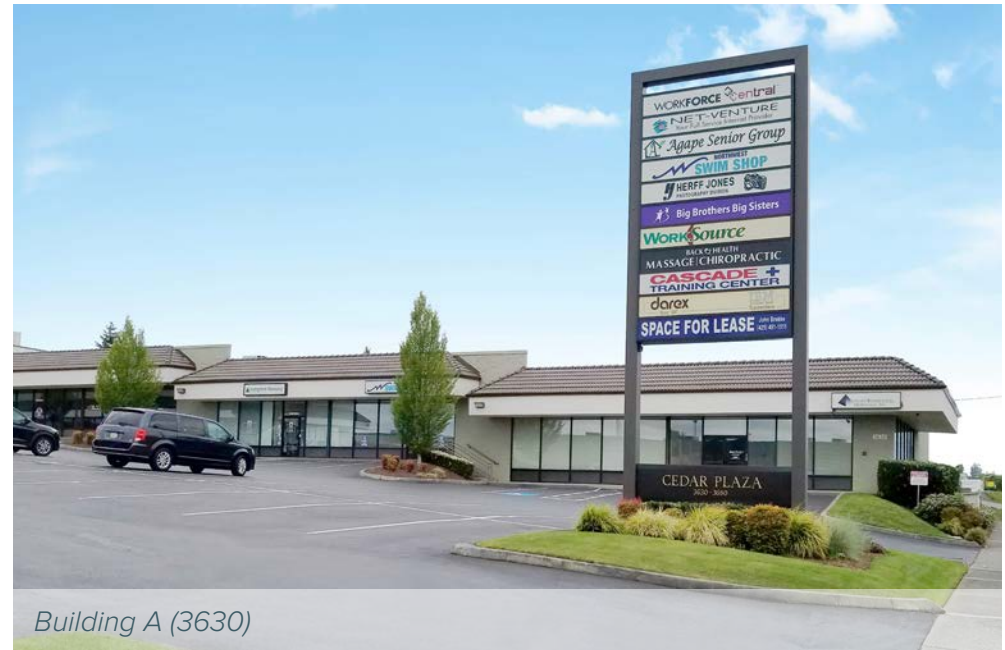
\$17.50 - \$21.00/SF, Gross

## PROPERTY DETAILS:

- Minutes from Tacoma Mall and retail/restaurant amenities
- Neighboring anchor retailers include: Ross, Guitar Center, Michael's, McDonald's, Costco, and more
- Ample parking
- Quick access to I-5 and Highway-16
- Pylon signage available



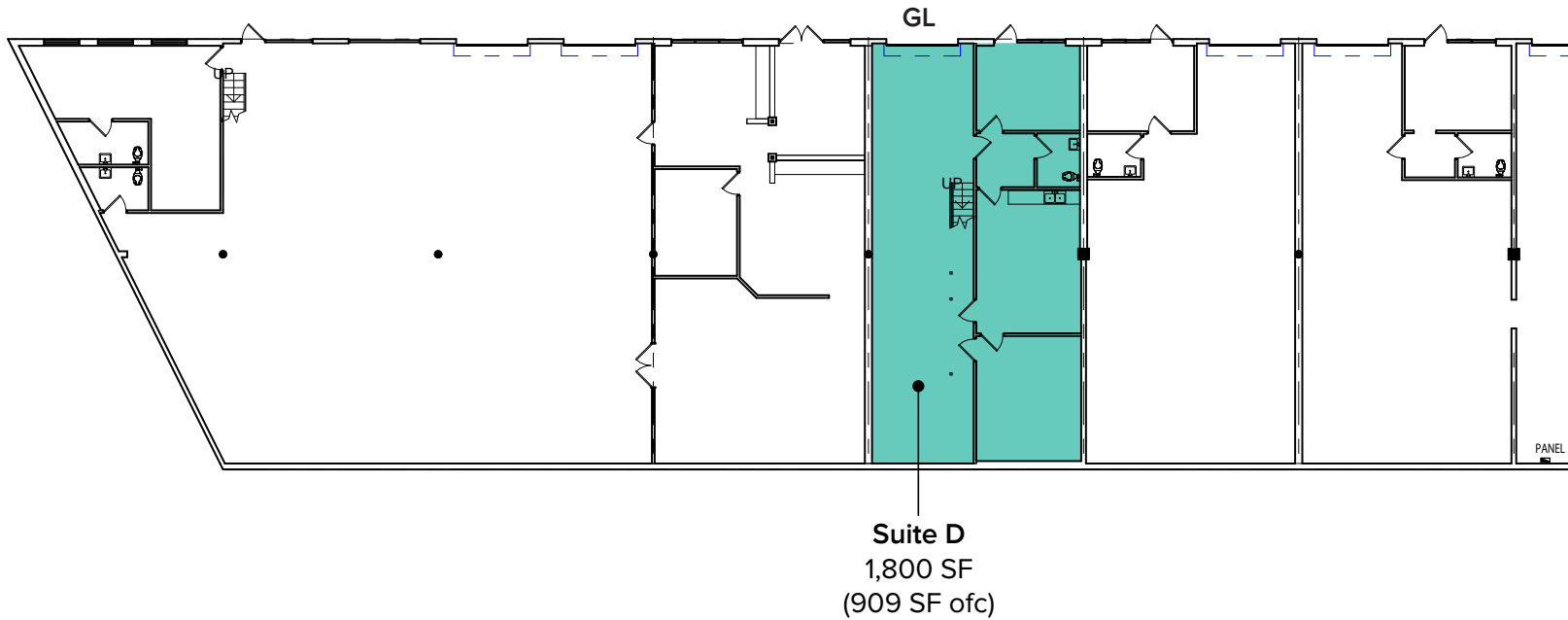
Building D - Top Level (3640)



Building A (3630)

# BUILDING D (3635) LOWER LEVEL FLOOR PLAN

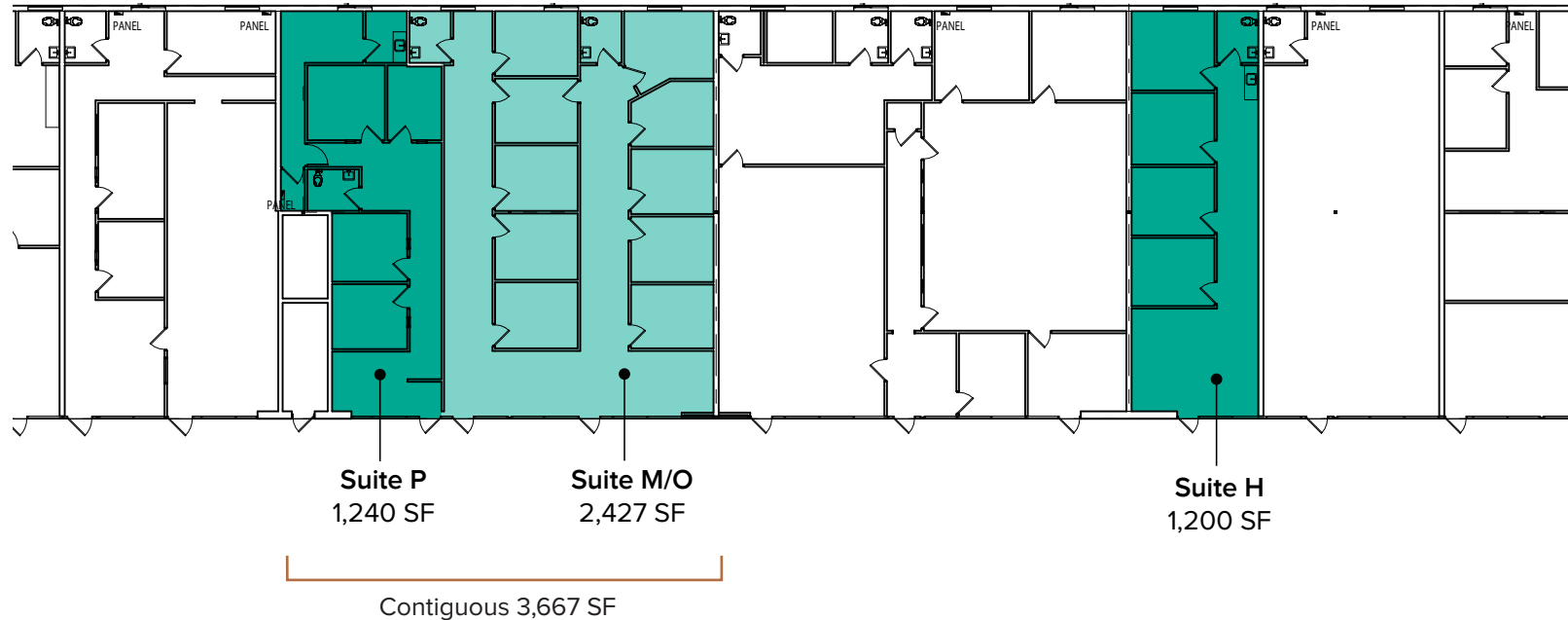
Suite	Square Feet	Rate	Notes
D	1,800 SF (909 SF ofc)	\$17.50/SF, Gross	Industrial space with open warehouse area, office area, mezzanine, 1 grade-level roll-up door, and 1 restroom. <b>Available now.</b>



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

# BUILDING D (3640) TOP LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
H	1,200 SF	\$21.00/SF, Gross	Retail/Office space with open work area, 4 private rooms, and 1 restroom. Available 3/1/2023.
P	1,240 SF	\$21.00/SF, Gross	Retail/Office space with private rooms, 1 restroom, and kitchenette. Contiguous with Suite M/O for a total of 3,667 SF. Available 2/1/2023.
M/O	2,427 SF	\$21.00/SF, Gross	Retail/Office space with reception area, several private rooms, and 2 restrooms. Contiguous with Suite P for a total of 3,667 SF. Available 3/1/2023.



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.



# SITE PLAN



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.



# LOCATION MAP

